

LOCATION MAP  
N.T.S.

### UTILITIES

WATER - BEXARMET WATER  
SEWER - SAMS  
ELECTRIC - C.P.S.E.

### ZONING

EXISTING - OCL  
PROPOSED - OCL

### LAND USE

WATER TANK - 2.2 ACRES  
SINGLE FAMILY - 488.4 ACRES  
NON-RESIDENTIAL - 120.1 ACRES

### TOTAL LAND AREA

610.82 ACRES

### APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	25.6 ACRES	145 LOTS	5.7 UNITS/ACRES
UNIT-2	21.6 ACRES	119 LOTS	5.5 UNITS/ACRES
UNIT-3	17.4 ACRES	104 LOTS	6.0 UNITS/ACRES
UNIT-4	14.1 ACRES	75 LOTS	4.1 UNITS/ACRES
UNIT-5	19.1 ACRES	90 LOTS	4.7 UNITS/ACRES
UNIT-6	15.5 ACRES	75 LOTS	4.8 UNITS/ACRES
UNIT-7	12.8 ACRES	53 LOTS	4.2 UNITS/ACRES
UNIT-8	17.1 ACRES	81 LOTS	4.7 UNITS/ACRES
UNIT-9	11.7 ACRES	67 LOTS	5.7 UNITS/ACRES
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UNIT-11	25.4 ACRES	100 LOTS	3.9 UNITS/ACRES
UNIT-12	14.0 ACRES	73 LOTS	5.2 UNITS/ACRES
UNIT-13	15.8 ACRES	95 LOTS	6.8 UNITS/ACRES
UNIT-14	16.8 ACRES	73 LOTS	4.4 UNITS/ACRES
UNIT-15	16.0 ACRES	79 LOTS	4.9 UNITS/ACRES
UNIT-16	14.8 ACRES	66 LOTS	4.5 UNITS/ACRES
UNIT-17	14.6 ACRES	76 LOTS	5.2 UNITS/ACRES
UNIT-18	20.2 ACRES	92 LOTS	4.6 UNITS/ACRES
UNIT-19	16.2 ACRES	74 LOTS	4.7 UNITS/ACRES
UNIT-20	10.8 ACRES	62 LOTS	5.8 UNITS/ACRES
UNIT-21	13.5 ACRES	77 LOTS	5.7 UNITS/ACRES
UNIT-22	11.8 ACRES	68 LOTS	5.8 UNITS/ACRES
UNIT-23	7.8 ACRES	40 LOTS	5.1 UNITS/ACRES
UNIT-24	16.1 ACRES	69 LOTS	4.3 UNITS/ACRES
UNIT-25	15.6 ACRES	79 LOTS	5.1 UNITS/ACRES
UNIT-26	24.3 ACRES	102 LOTS	4.2 UNITS/ACRES
UNIT-27	15.6 ACRES	79 LOTS	4.8 UNITS/ACRES
UNIT-28	16.7 ACRES	85 LOTS	5.1 UNITS/ACRES
UNIT-29	22.9 ACRES	111 LOTS	4.8 UNITS/ACRES
UNIT-30	30.1 ACRES	PARK	30.1 UNITS/ACRES
UNIT-31	18.6 ACRES	SCHOOL	18.6 UNITS/ACRES
SUBTOTAL:	539.4 ACRES	2410 LOTS	4.5 UNITS/ACRES

### PARK AND OPEN SPACE REQUIREMENTS:

PARK LAND/OPEN SPACE REQUIRED = 2422 LOTS/70 LOTS PER ACRE = 34.6 ACRES  
PARK LAND/OPEN SPACE PROVIDED = 30.1 ACRES (DEDICATED TO CITY)  
PARK LAND/OPEN SPACE FEE FOR = 4.5 ACRES

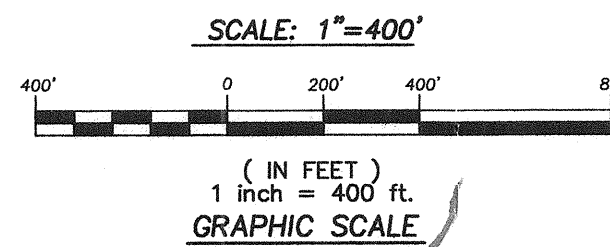
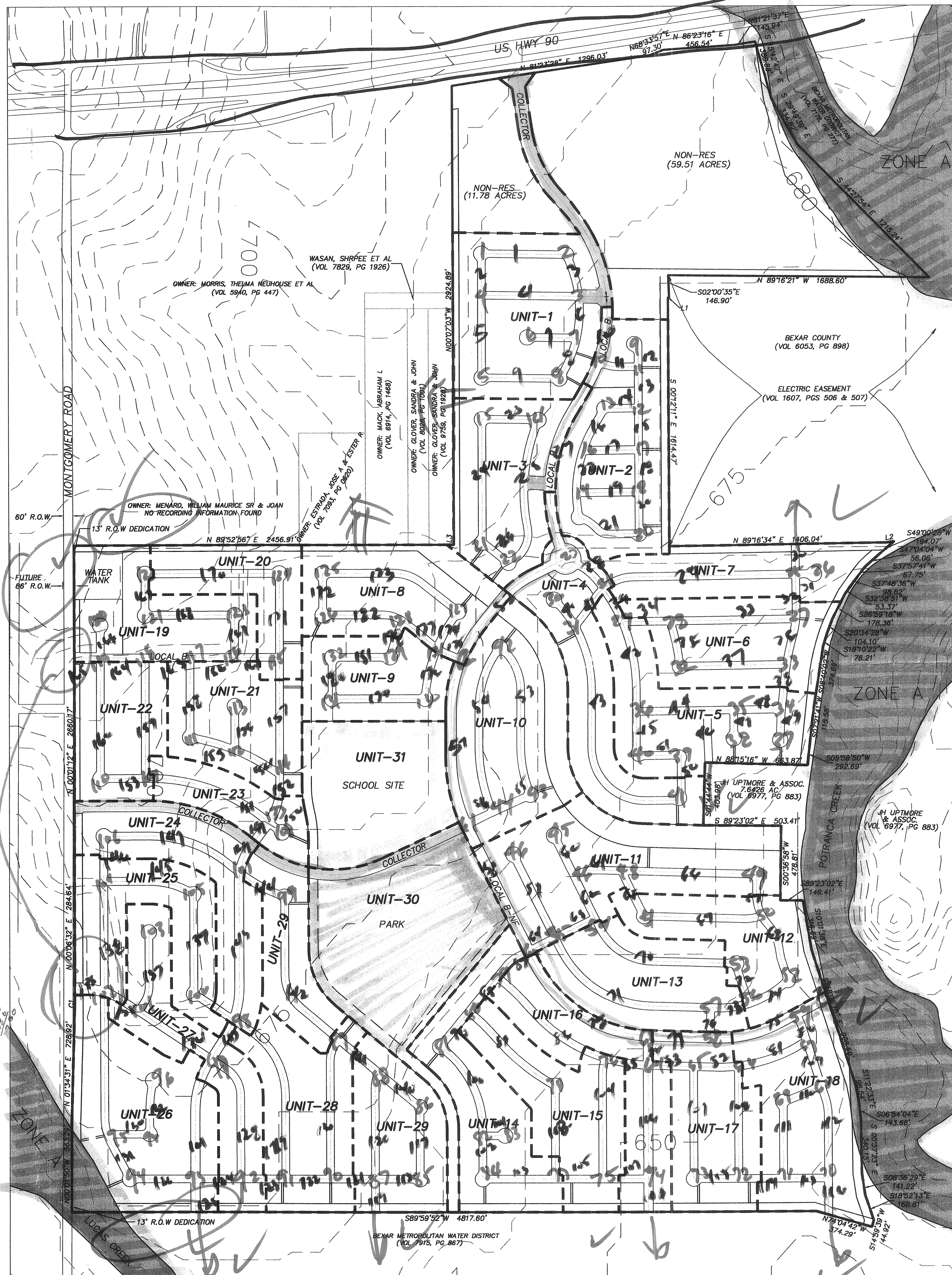
NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES -  
COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST  
FOOD.

### GENERAL NOTES

- ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED LOCAL "A" STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT.
- ZONE A FEMA FLOODPLAIN LIES WITHIN THE LIMITS OF PROJECT BASED ON FIRM PANELS 48029C0580E AND 48029C0415E EFFECTIVE FEBRUARY 16, 1996.
- SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARINGS REFERENCED FROM SURVEY CONDUCTED BY FERNANDEZ FRAZER WHITE & ASSOCIATES, INC. TITLED 823.0457 ACRES, LUCKEY RANCH, BEXAR CO, TEXAS, JANUARY 15, 2004.
- SITE COMPLIES WITH THE CONNECTIVITY RATIO STANDARDS OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- THE FOLLOWING EXISTING EASEMENTS WILL BE VACATED OR REVISED ON THE SUBDIVISION PLAT:  
1. SOUTHWESTERN BELL TELEPHONE  
15' UTILITY EASEMENT (VOL. 4750, PG. 519)  
2. EGRESS ESMT.  
(VOL. 6053, PG. 908-914)  
3. 15' INGRESS & EGRESS EASEMENT  
(VOL. 7178, PG. 277), (VOL. 7219, PG. 171)  
4. VARIABLE WIDTH DRAINAGE, INGRESS & EGRESS AND UTILITY ESMT  
(SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)  
5. 25' SANITARY SEWER ESMT  
(SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
- "THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE." APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-B119 OF THE UDC.

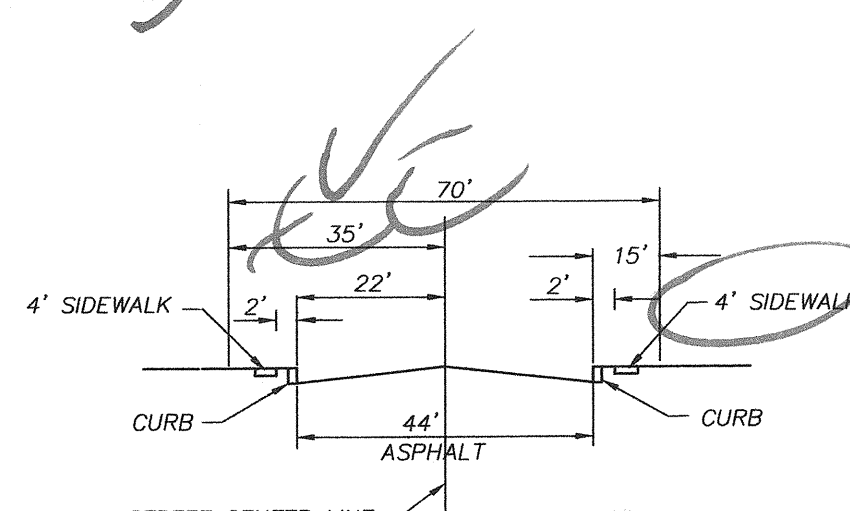
7/1/05  
ENGINEER

Michael J. Brandy  
DEVELOPER

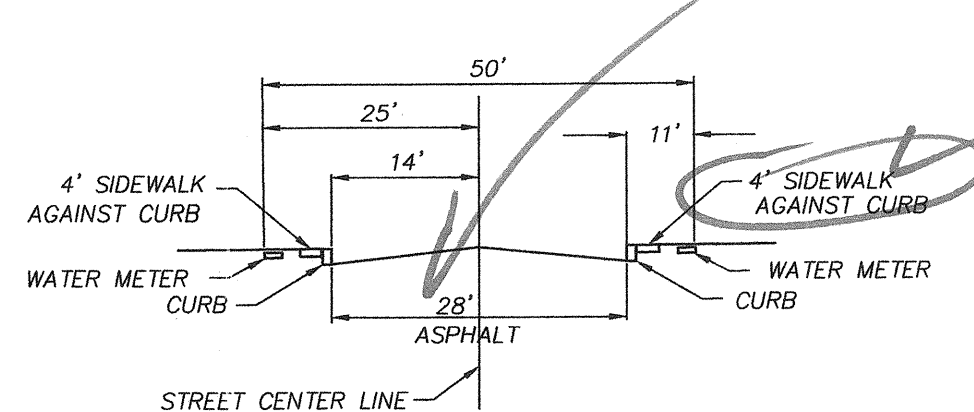


### LEGEND

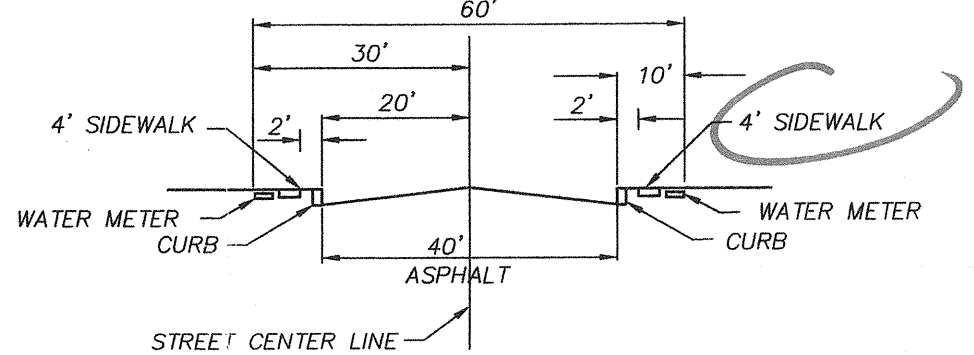
- BOUNDARY
- UNIT BOUNDARY
- ESMT
- NON-RES
- EXISTING CONTOURS
- NF



COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION



LOCAL "B" STREET SECTION

### Legal Description:

AN 610.8231 acre tract out of a 1,482 acre tract as recorded in deed records volume 6977, Page 883, Bexar County, Texas and being out of the W.M. T. Neil Survey No. 62, Abstract No. 544, County Block 5197, the J. Barritt Survey No. 66, Abstract No. 47, County Block 4317, the I & G N. R.R. Survey No. 20, Abstract No. 897, County Block 4324, the T. A. Cook Survey No. 65-1/2, Abstract No. 1076, County Block 4342, the A. Wakeen Survey No. 66, Abstract No. 733, County Block 4315, the G. Rodriguez Survey No. 11, Abstract No. 615, County Block 4319, and the R. Alderete Survey No. 12, Abstract No. 21, County Block 4320, Bexar County, Texas.

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN

DATE

SECRETARY

DATE

INTERNAL CONNECTIVITY  
RATIO 1.36

### DEVELOPER/OWNER

SAN ANTONIO HOLDING COMPANY, LTD  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-497-3385

### ENGINEER

VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 05/04/05  
DATE REVISED: 05/23/05  
DATE REVISED: 06/15/05

MDP ID #

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice (210) 349-3271 Fax (210) 349-2551

PREPARED FOR:  
SAN ANTONIO  
HOLDING CO., LTD.  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
PH: (210) 497-3385

MASTER DEVELOPMENT PLAN

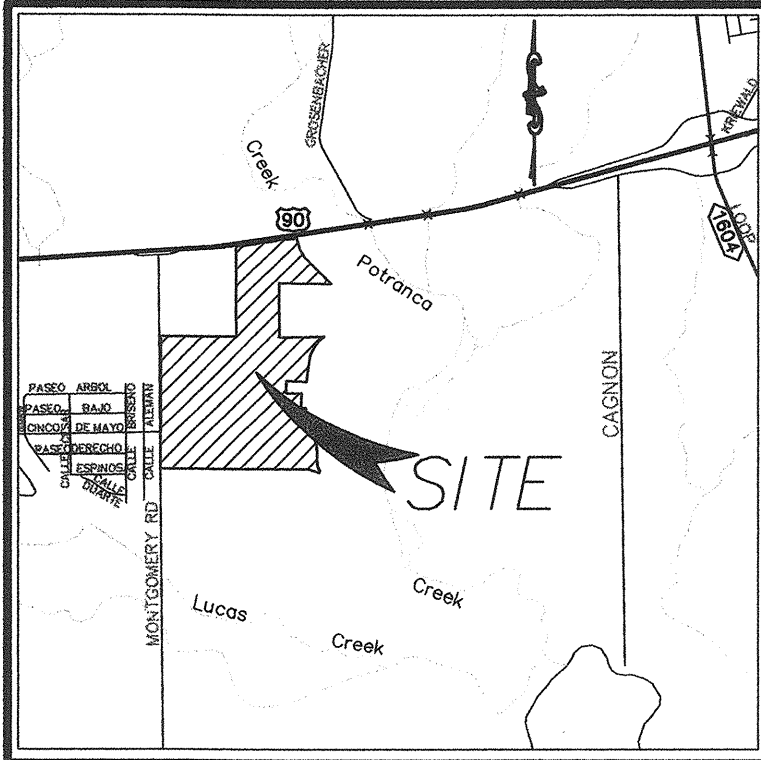
LUCKEY RANCH  
SAN ANTONIO, TEXAS

PLAT NO.	
DATE: APRIL 2005	
SCALE	1" = N/A
Horizontal	1" = 400
Vertical	1" = 200
SHEET	OF
1	1
PROJ. NO. 1550-010	

MDP # 858

0089





LOCATION MAP  
N.T.S.

### UTILITIES

WATER - BEXAR METROPOLITAN WATER  
SEWER - SAWS  
ELECTRIC - C.P.S.B.

### ZONING

EXISTING - OCL  
PROPOSED - OCL

### LAND USE

WATER TANK - 2.2 ACRES  
SINGLE FAMILY - 488.4 ACRES  
NON-RESIDENTIAL - 120.2 ACRES

### TOTAL LAND AREA

610.82 ACRES

### APPROXIMATE UNIT SCHEDULE

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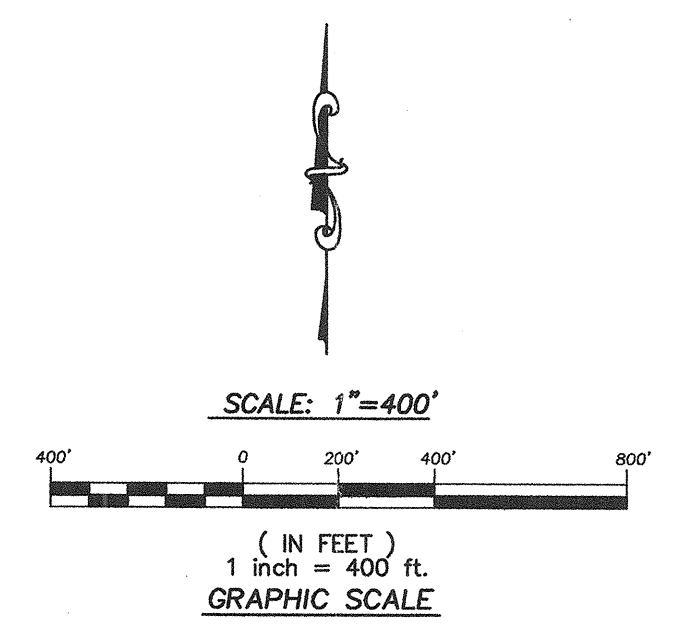
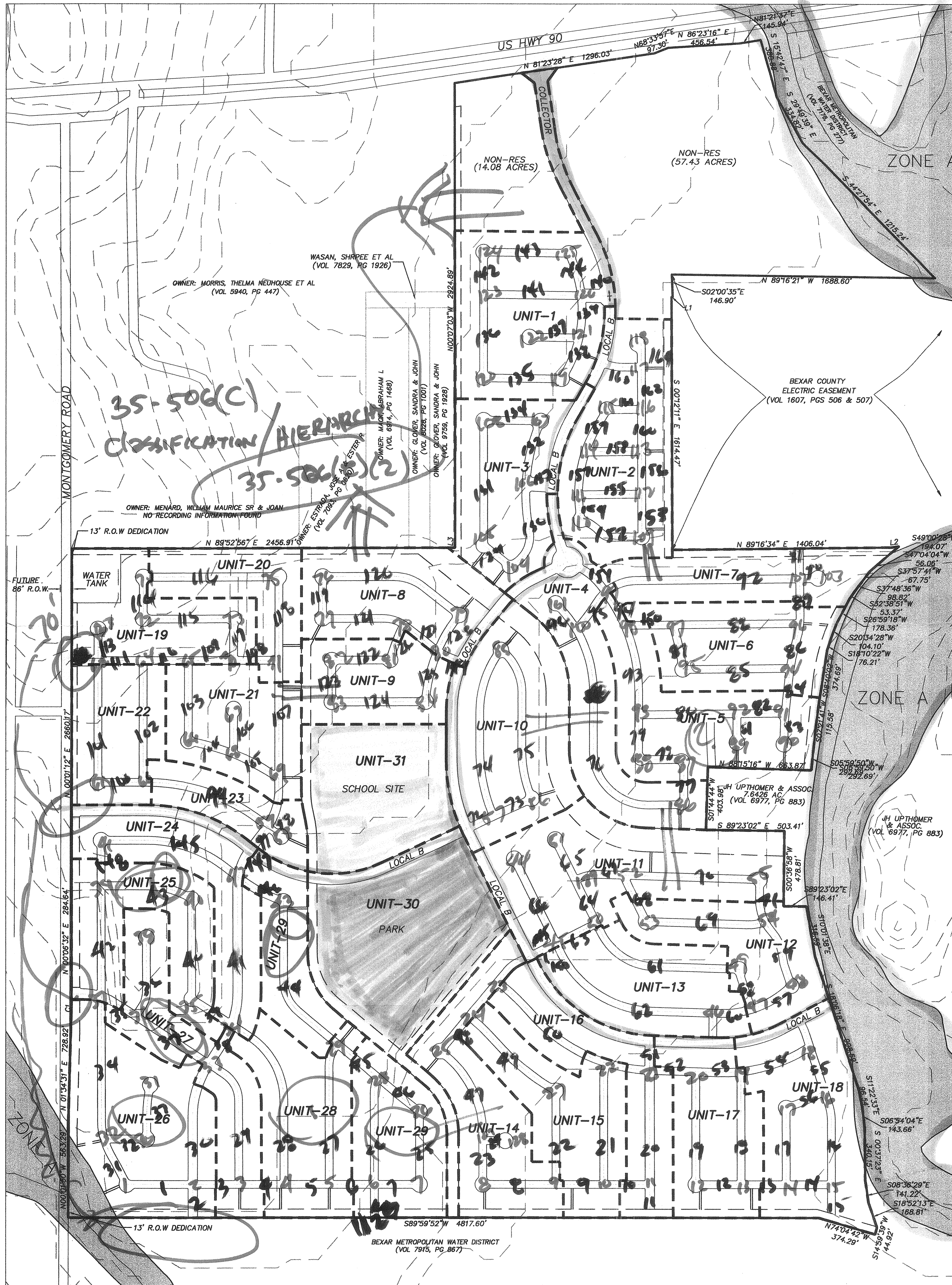
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FOOD.

### GENERAL NOTES

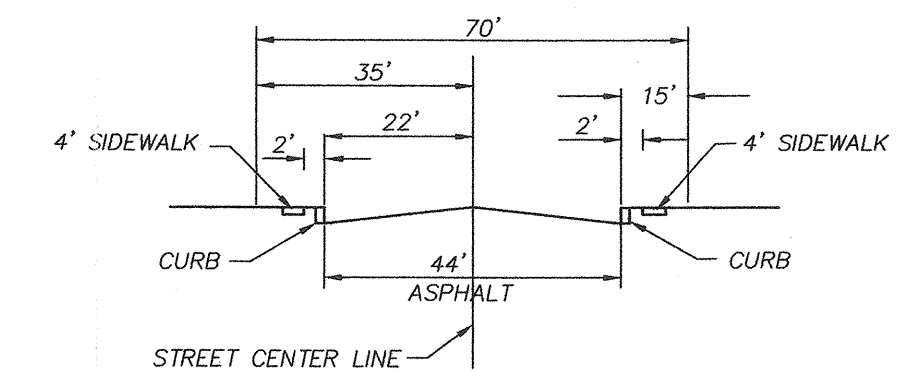
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  - EGRESS ESMIT (VOL. 6053, PG. 908-914)
  - 15' INGRESS & EGRESS EASEMENT (VOL. 7178, PG. 277), (VOL. 7219, PG. 171)
  - VARIABLE WIDTH DRAINAGE, INGRESS & EGRESS AND UTILITY ESMIT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
  - 25' SANITARY SEWER ESMIT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	127.58°	1247.60'	31.91'	15.99'	N00°30'32"E

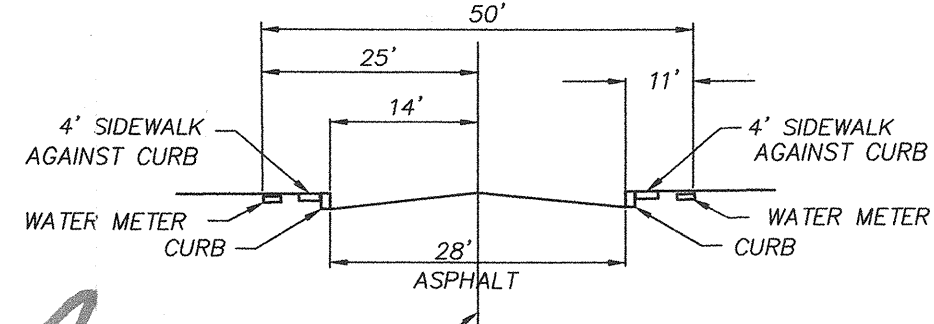
LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00'	N84°57'01"W
L2	48.10'	N81°18'28"E
L3	48.55'	N01°50'14"E



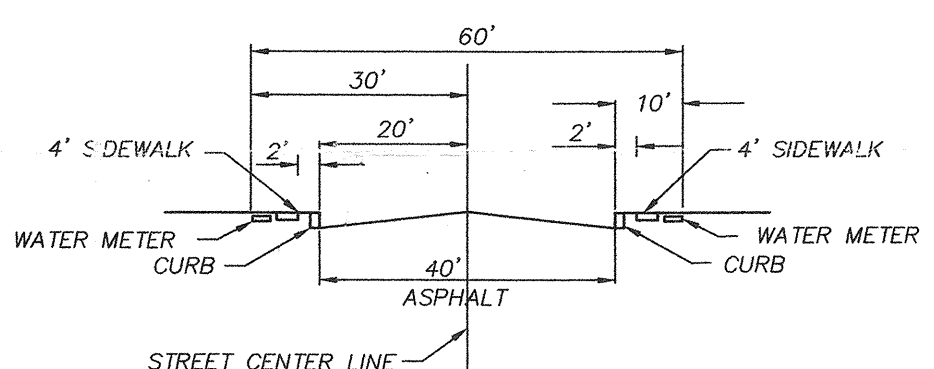
LEGEND	
—	BOUNDARY
- - -	UNIT BOUNDARY
- - -	ESMT
- - -	NON-RES
- - -	EXISTING CONTOURS



COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION



LOCAL "B" STREET SECTION

### Legal Description:

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THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

INTERNAL CONNECTIVITY RATIO 1.27

129  
129  
167  
1.27

### DEVELOPER/OWNER

SAN ANTONIO HOLDING COMPANY, LTD  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-497-3385

### ENGINEER

VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 05/04/05

MDP ID # 858

PREPARED FOR:  
SAN ANTONIO HOLDING CO., LTD.  
1210 ARION PARKWAY  
SAN ANTONIO, TX 78216  
PH: (210) 457-3385

MASTER DEVELOPMENT PLAN  
LUCKEY RANCH  
SAN ANTONIO, TEXAS

DATE: APRIL 2005  
SCALE  
Vertical 1" = N/A  
Horizontal 1" = 400  
0 200 400 600  
SHEET 1 OF 1  
PROJ. NO. 1550-010

DATE: 05/04/05  
APPROVED BY: [Signature]  
FILE NO.: [Blank]  
FILE LOCATION: [Blank]

DESCRIPTION: [Blank]

REVISIONS: [Blank]

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice: (210) 349-3271 Fax: (210) 349-2561

2005 MAY 10 A-05-05



①  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

I. & G.N. R.R. CO. SURVEY No. 20  
ABSTRACT No. 897  
BEXAR COUNTY, TEXAS  
COUNTY BLOCK 4324

①  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

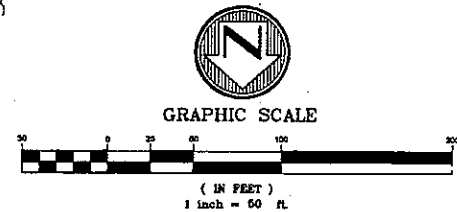
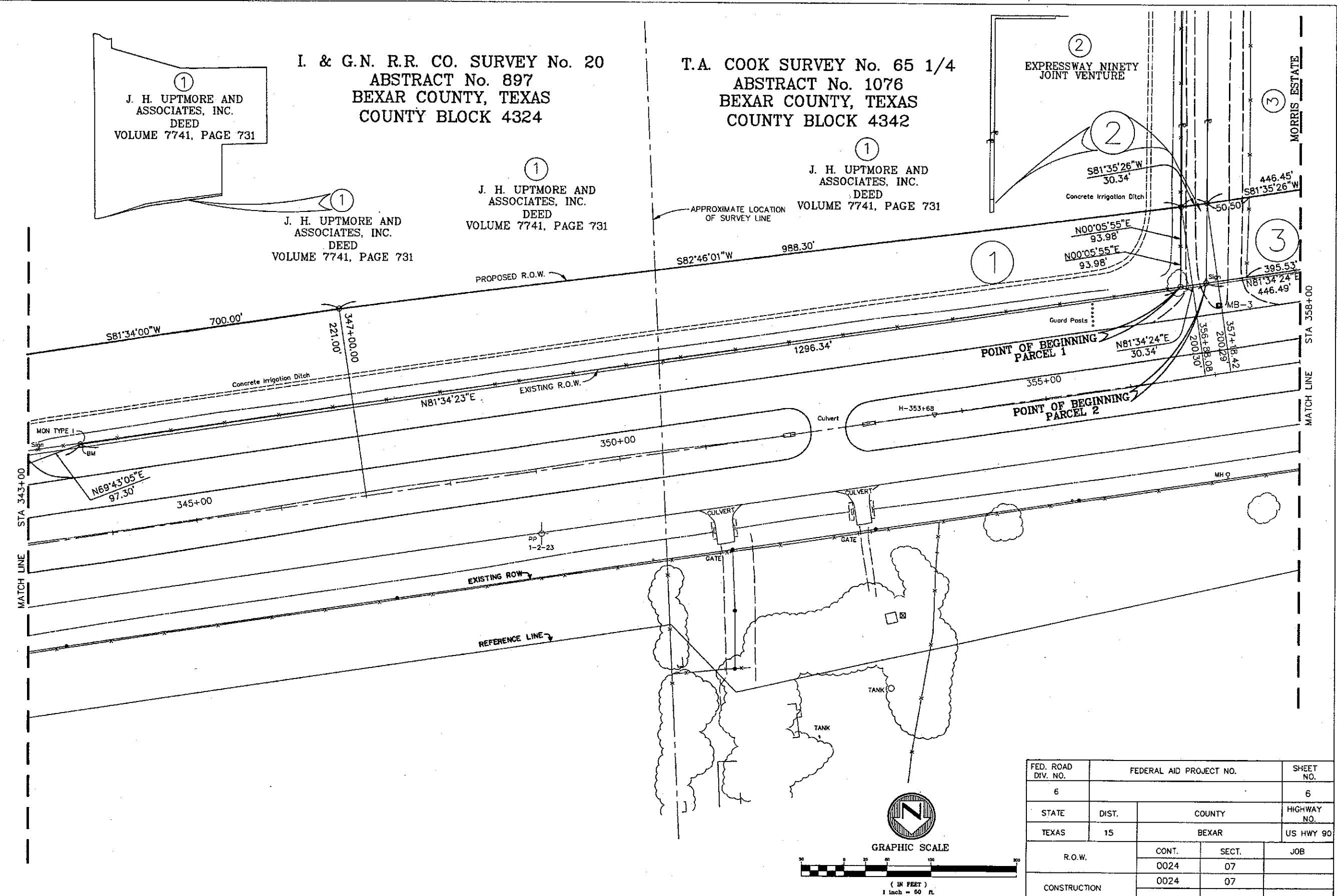
①  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

T.A. COOK SURVEY No. 65 1/4  
ABSTRACT No. 1076  
BEXAR COUNTY, TEXAS  
COUNTY BLOCK 4342

①  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

②  
EXPRESSWAY NINETY  
JOINT VENTURE

③  
MORRIS ESTATE



FED. ROAD DIV. NO.	FEDERAL AID PROJECT NO.			SHEET NO.
6				6
STATE	DIST.	COUNTY		HIGHWAY NO.
TEXAS	15	BEXAR		US HWY 90
R.O.W.		CONT.	SECT.	JOB
CONSTRUCTION		0024	07	
		0024	07	

LOCATION  
N.T.S.

## LITERATURE

QUIETIES  
WATER - BEKA  
SEWER - SANS  
ELECTRIC - C.P.

## ZONING

EXISTING - DC

PROPOSED -

**LAND USE**

WATER TANK --	2.2 ACRES
SINGLE FAMILY --	100.3 ACRES
NON-RESIDENTIAL --	120.2 ACRES

## TOTAL LAND AREA

610.92 ACRES

### APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
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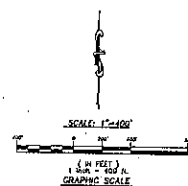
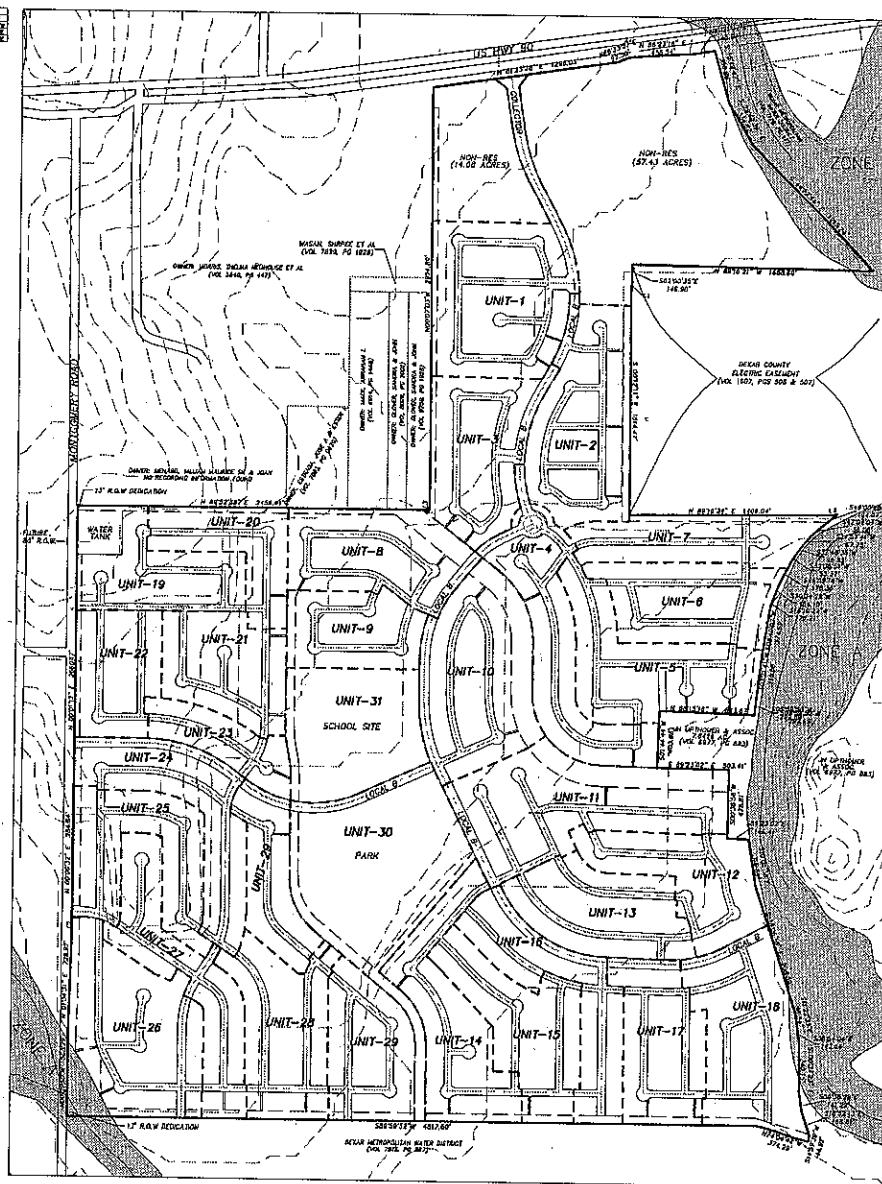
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PARK LAND/OPEN SPACE PROVIDED = 30.1 ACRES (DEDICATED TO CITY)  
PARK LAND/OPEN SPACE FEE FOR = 0.00 ACRES

NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES -  
COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST  
FOOD.

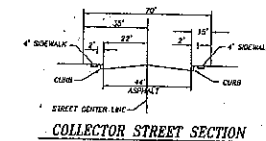
### GENERAL NOTES

- [illegible]

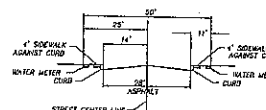


**LEGEND**

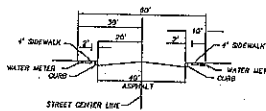
- BOUNDARY  
 UNIT BOUNDARY  
 EASEMENT  
 NON-RES  
 NON RESIDENTIAL  
 EXISTING CONTOUR



## COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION



LOCAL "B" STREET SECTION

**Legal Description:**

An A10.0231 acre tract out of a 1,482 acre tract as recorded in deed records volume 6077, Page 881, Dease County, Texas and being out of the W 1/4 Survey No. 82, Abstract No. 544, County Block 5187, the 1 South Survey No. 88, Abstract No. 147, County Block 4317, the 1 & 2 N. R. Survey No. 24, Abstract No. 897, County Block 4324, the F. & Cook Survey No. 65-K, Abstract No. 1076, County Block 4362, the A. Holston Survey No. 68, Abstract No. 781, County Block 431A, the E. Rodriguez Survey No. 12, Abstract No. 615, County Block 4318, and the R. Aldridge Survey No. 12, Abstract No. 2, County Block 4322, Dease County, Texas.

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_


DEVELOPER/OWNER  
SAN ANTONIO HOLDING COMPANY, LTD  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-497-3385

**ENGINEER**  
WICKREY & ASSOCIATES, INC.,  
12910 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 05/04/05

MDP ID #


DATE	NO.	DESCRIPTION	PAID AMOUNT	PAID BY
	1			PAID BY
	2			PAID BY
	3			PAID BY
	4			PAID BY
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**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

## MASTER DEVELOPMENT PLAN

LUCKEY RANCH  
SAN ANTONIO, TEXAS

PLAT NO. DATE: APRIL 2003 SCALE Vertical $f^* = N/A$ Horizontal $f^* = 400$ 	
SHEET	OF
1	1
PROJ. NO. 1550-01D	



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-7	R.O.W. MAP

# STATE OF TEXAS DEPARTMENT OF TRANSPORTATION

## PLAN OF PROPOSED RIGHT OF WAY PROJECT

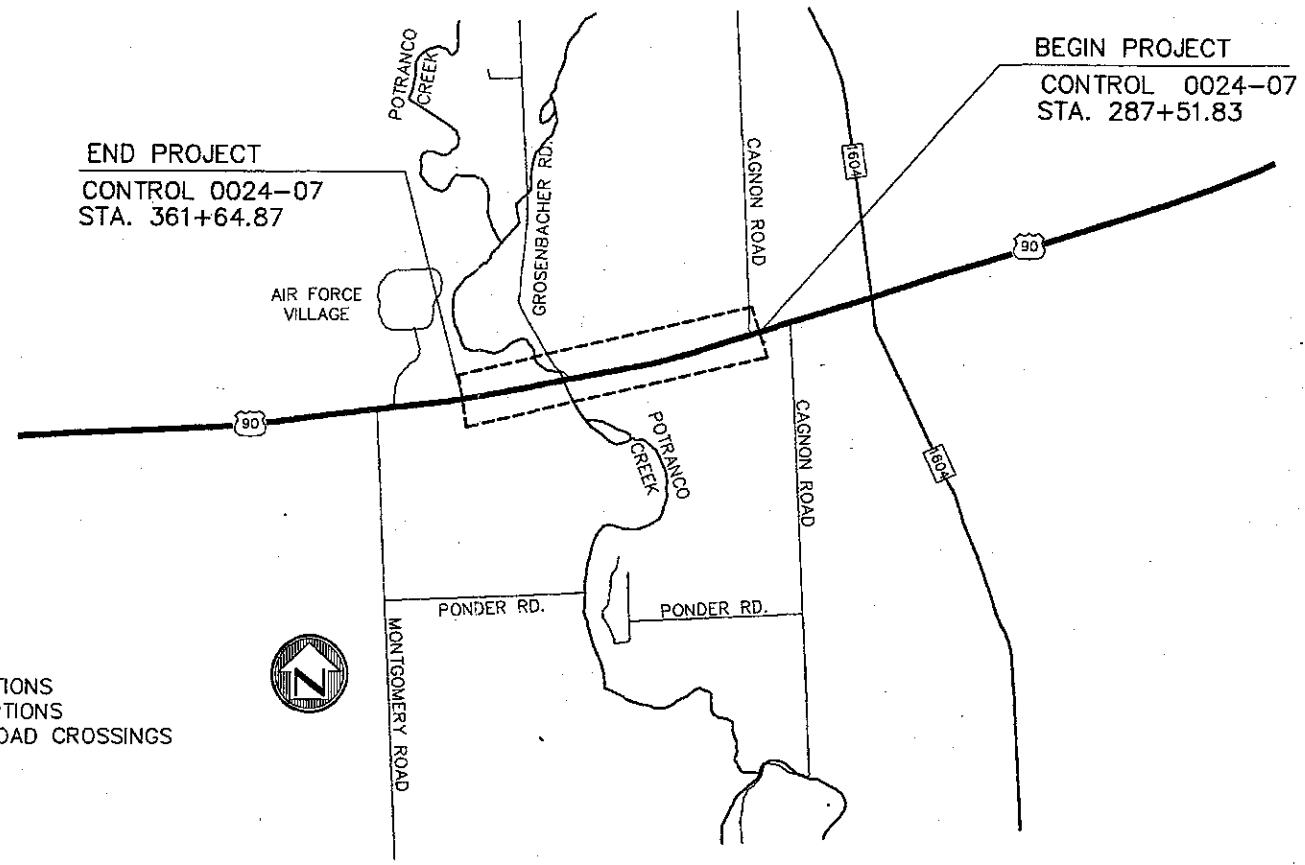
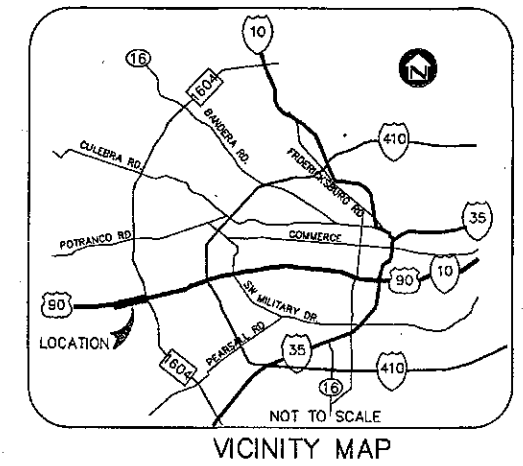
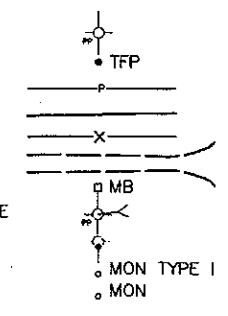
### U.S. HIGHWAY 90 BEXAR COUNTY

PROJECT NO.                      ACCOUNT NO.                      CSJ NO. 0024-07  
LIMITS FROM: CAGNON RD. AND MONTGOMERY RD.  
TO: MONTGOMERY RD.  
NET LENGTH OF PROJECT = 7413 FEET = 1.40 MILE

FED. ROAD DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			1
STATE	DIST.	COUNTY	HIGHWAY NO.
TEXAS	15	BEXAR	U.S. 90
R.O.W.		CONT.	SECT.
		0024	07
CONSTRUCTION		0024	07

#### LEGEND

- POWER POLE
- TELEPHONE POLE
- OVERHEAD POWER UTILITY
- EDGE OF ASPHALT
- BARBED WIRE FENCE
- PRIVATE ROAD OR DRIVE
- MAIL BOX
- POWER POLE WITH GUY WIRE
- SET 1/2" REBAR
- TxDOT MONUMENT TYPE I
- TxDOT MONUMENT TYPE II



NO EQUATIONS  
NO EXCEPTIONS  
NO RAILROAD CROSSINGS

LAYOUT SCALE: 1 INCH = 2000 FEET

RECOMMENDED FOR ACQUISITION  
OF RIGHT OF WAY JAN. 13, 1995  
Clay R. Smith, PE  
APPROVED FOR ACQUISITION  
OF RIGHT OF WAY 1/16, 1995  
John L. Bahr, SR./CM  
FINAL APPROVAL 1-17, 1995  
John P. Kelly, PE  
DISTRICT ENGINEER



JOHN BARRETT SURVEY No. 66  
ABSTRACT No. 47  
BEXAR COUNTY, TEXAS  
COUNTY BLOCK 4317

1E  
PART 2  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

1  
J. H. UPTMORE AND  
ASSOCIATES, INC.  
DEED  
VOLUME 7741, PAGE 731

EXISTING CHANNEL EASEMENT  
0.230 OF ONE ACRE  
VOL. 1811, PGS. 283-85

POINT OF BEGINNING  
PARCEL 1E PART 2

SAVE & EXCEPT  
0.038 OF ONE ACRE

POINT OF BEGINNING

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S81°34'00"W	50.00'
L2	N08°26'00"W	32.08'
L3	N69°43'05"E	11.67'
L4	N86°36'44"E	38.73'
L5	S08°26'00"E	31.07'

FED. ROAD DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			5
STATE	DIST.	COUNTY	HIGHWAY NO.
TEXAS	15	BEXAR	US HWY 90
R.O.W.		CONT.	SECT.
		0024	07
CONSTRUCTION		0024	07

GRAPHIC SCALE

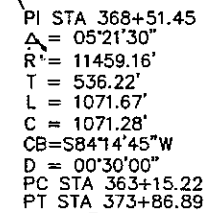
( IN FEET )  
1 inch = 60 ft.



MORRIS

3

MORRIS ESTATE



FED. ROAD DIV. NO.	FEDERAL AID PROJECT NO.			SHEET NO.
6				7
STATE	DIST.	COUNTY		HIGHWAY NO.
TEXAS	15	BEXAR		US HWY 90
R.O.W.		CONT.	SECT.	JOB
		0024	07	
CONSTRUCTION		0024	07	





**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 5-6-05

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

DEV. SERVICES  
MAY - 9 AM 03

Project Name: Luckey Ranch

Owner/Agent: San Antonio Holding Co. Phone: 210-497-3385 Fax: 210-495-2587

Address: 2120 Arion Parkway, San Antonio, Texas Zip code: 78216

Engineer/Surveyor: Vickrey & Associates, Inc. Phone: 210-349-3271 Fax: 210-349-2561

Address: 12940 Country Parkway, San Antonio, Texas Zip code: 78216

Contact Person Name: Rick McNealy E-mail: rmcnealy@vickreynet.com

February 23, 2004



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

610.8231 acres out of the Wm. T. Neil survey #62, A#544, C.B. 5197, J. Barrit srvy #66,  
A #47, C.B. 4317, I&G N.R.R. srvy #20, A #897, C.B. 4324, T.A. Cook Srvy #65-1/4,  
A #1076, C.B. 4342, A. Wickson srvy #68, A #793, C.B. 4318, G. Rodriguez Srvy #11,  
A #615, C.B. 4319, R. Alderete srvy #12, A #21, C.B. 4320, Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 31 units

Number of dwelling units (lots) by Phases: U1-145; U2-119; U3-104; U4-75; U5-90; U6-75; U7-53; U8-81;  
U9-67; U10-103; U11-100; U12-73; U13-95; U14-73; U15-79; U16-66; U17-76; U18-92; U19-74;  
U20-62; U21-77; U22-68; U23-40; U24-69; U25-79; U26-102; U27-75; U28-85; U29-111; U30-1;  
U31-1

Total Number of lots: 2410 divided by acreage: 538.3 = Density: 4.5

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Medina Valley Ferguson map grid: 645 D4, D5, D6  
E4, E5, E6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES  
2005 MAY -9 A:10:03

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- N/A* ☐ City assigned Plan ID number; *to be assigned*
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A* ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A* ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A* ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A* ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☒ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

DEV. SERVICES  
2005 MAY -9 A 10:03

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- N/A* ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A* ☐ (PUD Only) Lots numbered as approved by the City.
- N/A* ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the Luckey Ranch Subdivision MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Oscar Dominguez Signature: [Signature]  
Date: 5-6-05 Phone: 210-497-3385 Fax: 210-495-2587

E-mail: \_\_\_\_\_

DEV. SERVICES

2005 MAY -9 A 10:03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5





City of San Antonio  
Development Services Department  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: \_\_\_\_\_  
Plat Name: Luckey Ranch  
Project Engineers/Surveyors or Firm Name: Vickrey & Associates, Inc.  
Address: 12940 Country Parkway  
Phone # 210-349-3271 Fax #: 210-349-2561 E-mail: rmcnealy@vickreynet.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 "x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• (Plats Only):

2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
(1) Master Development, (1) Major thoroughfare,

• (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan                         | <input checked="" type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare                              | <input checked="" type="checkbox"/> Traffic T.I.A.              |
| <input checked="" type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks)                   | <input checked="" type="checkbox"/> Parks - Open space          |
| <input checked="" type="checkbox"/> Zoning  | <input checked="" type="checkbox"/> Fire Protection             |
| <input checked="" type="checkbox"/> SAWS Aquifer                                    | <input checked="" type="checkbox"/> Bexar County Public Works   |
| <input checked="" type="checkbox"/> Storm Water Engineering                         | <input checked="" type="checkbox"/> Other: _____                |

☐ Accepted

☐ Rejected

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** \_\_\_\_\_

**Plat Name:** Luckey Ranch

**Project Engineers/Surveyors or Firm Name:** Vickrey & Associates, Inc.

**Address:** 12940 Country Parkway

**Phone #** 210-349-3271 **Fax #:** 210-349-2561 **E-mail:** rmcnealy@vickreynet.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

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- |   |   |
|---|---|
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| <input checked="" type="checkbox"/> Major Thoroughfare                              | <input checked="" type="checkbox"/> Traffic T.I.A.              |
| <input checked="" type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks)                   | <input checked="" type="checkbox"/> Parks - Open space          |
| <input checked="" type="checkbox"/> Zoning  | <input checked="" type="checkbox"/> Fire Protection             |
| <input checked="" type="checkbox"/> SAWS Aquifer                                    | <input checked="" type="checkbox"/> Bexar County Public Works   |
| <input checked="" type="checkbox"/> Storm Water Engineering                         | <input checked="" type="checkbox"/> Other: _____                |

**X Accepted**

☐ Rejected

Completeness Review By: Austin Finley Date: \_\_\_\_\_

February 23, 2004

Page 1 of 1

DEV. SERVICES  
2005 MAY -9 A 10:03





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



Aerial

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
    ☐ Urban Development (UD)   ☐ Rural Development (RD)  
    ☐ Farm and Ranch (FR)       ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
    ☐ Military Airport Overlay Zone (MAOZ)  
    ☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes   ☐ No  
                 ☐ Major   ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Luckey Ranch File# \_\_\_\_\_

Engineer/Surveyor: Vickrey & Associates, Inc.

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216

Phone: 210-349-3271 Fax: 210-349-2561

Contact Person Name: Rick McNealy E-mail: rmcnealy@vickreynet.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2005 MAY -9 A 10:05

DEV. SERVICES



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ P.U.D. Plan

☐ MDP/ P.U.D. Plan (combination)

☐ Mixed Used District (MXD)

☐ Master Plan Community District (MPCD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Traditional Neighborhood Development (TND)

Manufactured Home Park Plan (MHPP)

☐ Flexible Development District

☐ Pedestrian Plan (PP)

☐ Urban Development (UD) ☐ Rural Development (RD)

Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

☐ Plat Certification Request

☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Luckey Ranch

File# \_\_\_\_\_

Engineer/Surveyor: Vickrey & Associates, Inc.

Address: 12940 Country Parkway, San Antonio, TX

Zip code: 78216

Phone: 210-349-3271

Fax: 210-349-2561

Contact Person Name: Rick McNealy

E-mail: rmcnealy@vickreynet.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

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Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES  
2005 MAY -9 A 10:05





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

**Disability**



Approved  
5.19.04

<u>Case Manager</u>	
Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/P.U.D. Plan (Combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
     ☐ Urban Development (UD)   ☐ Rural Development (RD)  
     ☐ Farm and Ranch (FR)   ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Luckey Ranch File# \_\_\_\_\_

Engineer/Surveyor: Vickrey & Associates, Inc.

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216

Phone: 210-349-3271 Fax: 210-349-2561

Contact Person Name: Rick McNealy E-mail: rmcnealy@vickreynet.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES  
2005 MAY -9 A 10:04

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

disability  
OK

H. MacDonald

Signature

Planner II

Title

5-19-05

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

July 27, 2005

## Master Development Plan Review

Luckey Ranch

Located on US 90, East of Montgomery Road

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

### P.O.A.D.P. Reviewed for:

### Comments

#### Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

#### R.O.W. Requirements

Future expansion of US 90 will provide continuous frontage roads from Loop 1604 to SH 211. Attached is a copy of the TxDOT right of way map depicting future right of way requirements. As a minimum, TxDOT recommends a reservation of the proposed future right of way requirements.

#### Access Limits/Restrictions

Access permits to TxDOT facilities will as directed by "Regulations For Access Driveways to State Highways". TxDOT will permit the proposed collector road as depicted on this MDP. The 11.78 acre non residential tract adjacent to the collector is not eligible for additional access. All access to this property shall be from the collector. The 59.51 acre non residential tract will be eligible for two additional access points.

#### WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Transportation Planning Director

cc: Vickrey & Associates, Inc..



**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

TIA  
wlc

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division  
**COPIES TO:** File  
**SUBJECT:** Luckey Ranch, MDP, Level 3 TIA, 2005TIA1003  
**DATE:** October 4, 2005

---

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis for the Luckey Ranch (MDP). The review indicates compliance with TIA Ordinance #91700 and the UDC.

This proposed development is located on the east side of Montgomery Road, south of US Hwy 90 in western Bexar County. Proposed to consist of 2,422 single-family residential, an 880 student elementary school, 108,900 square feet of retail, 73,834 square feet of office and 55.5 acre business park, this development is estimated to generate 38,118 average daily trips, and 4,170 weekday peak-hour trips with an expected completion date of 2025.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Luckey Ranch, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas. AASHTO Geometric Design of Highway and Streets latest edition.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes with storage lengths and bay taper, and required pavement widening as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- The traffic circle shall be designed and reviewed in accordance with the FHWA Roundabout design manual (See chapter 6 <http://www.tfhrc.gov/safety/00068.htm>).
- The Local "B" road serving Units 5 and 6 shall be a full 60' ROW with 40' of pavement for two complete blocks prior to transitioning to a Local "A".
- The frontage road intersections along Montgomery Road will require mitigation for traffic signals (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (7) Limitations on Traffic Impact Analysis, C. All street locations are identified in the approved Master Development Plan. Traffic signals shall

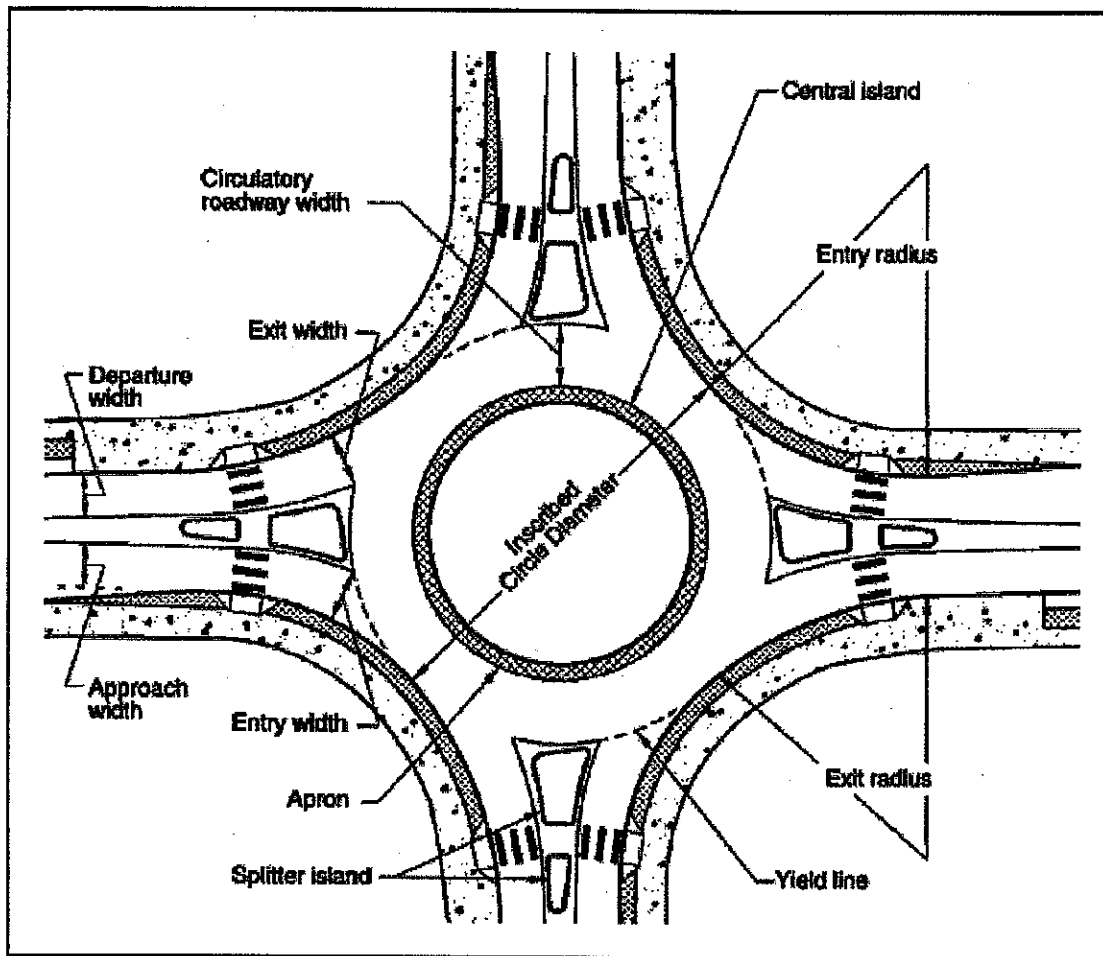
be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT.  
All traffic shall be coordinated along the proposed street network.

All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets



## Ernest Brown

---

**From:** Kay Hinds  
**Sent:** Monday, June 27, 2005 10:44 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'rmcnealy@vickreynet.com'  
**Subject:** Luckey Ranch MDP  
  
**Importance:** High

*historic  
w/c*

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Luckey Ranch  
MDP.doc



**CITY OF SAN ANTONIO PLANNING DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE**

To: Michael Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Luckey Ranch MDP

Date: 6-27-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. The property is adjacent to Potranco Creek, an area known to contain both prehistoric and historic archaeological sites. Thus, before any work that might affect any sites is begun we recommend that qualified professionals conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may

proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

**TO:** Rick McNealy, P.E.  
Vickrey & Associates, Inc.

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** July 23, 2005

**SUBJECT:** MDP Review Comments  
Luckey Ranch

*streets  
w/c*

1. The above referenced MDP is approved with the following conditions:
  - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
  - b. Add a note stating that block lengths shall comply with UDC Section 35-515(b)(3).
  - c. Modify Note 2 to read, "sidewalks shall be provided in accordance with UDC Section 35-506(q) on internal and adjacent streets.
  - d. Any cul-de-sac greater than 500 feet in length (Unit 11) will require a turnaround right-of-way of 120 feet in diameter and shall meet other stipulations referenced in UDC Section 35-506(d)(6)(B).
  - e. On applicable street sections, the minimum 2-foot planting strip is measured from back of curb.
  - f. On Collector Street Section, clarify parkway dimension.
  - g. Dead-end streets cannot exceed 150 feet in length unless a turnaround is provided.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.



Blank

Page 1 of 1

## Ernest Brown

---

**From:** Abigail Kinnison  
**Sent:** Thursday, May 26, 2005 3:59 PM  
**To:** Michael Herrera; 'rmcnealy@vickerynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; William Thorpe  
**Subject:** Luckey Ranch

Luckey Ranch  
received DSD May 9, 2005

I recommend approval.

Comments:

- As required in the Bicycle Master Plan (approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Future plats that do not show additional roadway details including bicycle facilities will not be recommended for approval.

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

*File  
w/c*

**Ernest Brown**

---

**From:** tsang@bexar.org  
**Sent:** Monday, August 15, 2005 8:45 AM  
**To:** Ernest Brown; jtondre@vickreynet.com  
**Cc:** Michael Herrera; RBrach@bexar.org  
**Subject:** Lucky Ranch \*\*Approval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

*Bexar Co.*

*ok  
w/c*



INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207-3188  
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

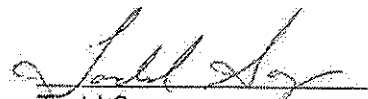
DATE: August 15, 2005  
TO: Michael Herrera, Development Services MDP Division  
FROM: Bexar County Infrastructure Services Department  
SUBJECT: Lucky Ranch Subdivision

The Bexar County Infrastructure Services Department has reviewed the proposed Lucky Ranch Subdivision located near the southeast corner of US Highway 90 West and Montgomery Road in southwest Bexar County. Proposed to include 2,422 single family homes, an elementary school and 72.29 acres of commercial property, this development is estimated to generate 38,118 average daily trips. Access will be provided by one collector street accessing US Highway 90 at an existing median opening and three collector streets accessing Montgomery Road. Three of the proposed collector streets will transition to Local Type B streets and the forth collector street will extend east from Montgomery past the school and park sites.

The following improvements will be provided by the developer prior to completion of the Lucky Ranch Subdivision:

- Montgomery will require to be upgraded with exclusive southbound left-turn lanes at all proposed intersections.
- Access from US Highway 90 will require approval from TxDOT.
- All proposed traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

  
Todd Sang  
Civil Engineer Assistant

**Ernest Brown**

---

**From:** Christopher Looney  
**Sent:** Thursday, June 09, 2005 12:10 PM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera  
**Subject:** Luckey Ranch MDP

Luckey Ranch MDP

**Zoning: Approved**  
**Property is located outside of the City Limits**

*Christopher Looney  
Senior Planner  
City of San Antonio, Development Services*

*Ernest Brown*



**Ernest Brown**

---

**From:** Ernest Brown  
**Sent:** Monday, June 13, 2005 1:59 PM  
**To:** 'rmcnealy@vickerynet.com'  
**Cc:** Michael Herrera  
**Subject:** Lucky Ranch MDP

Good afternoon Mr. McNealy,

The following are comments from MDP/MTP review of the above referenced project.

MDP/MTP division does not recommend approval for the following reasons:

Proposed plan need to address UDC 35-506(c) Class./Hierarchy of roadway - 70' Collectors are required at arterials, Local B street type ADT's appear to require a 70' collector - will need TIA/Streets review and approval

UDC 35-506(e)(2) projection of street into unplatted areas north of unit 8 or 20 and or west of unit 1 or 3

If I can be of further assistance to you please feel free to contact me.

Have a great day.

## Ernest Brown

---

**From:** Ernest Brown  
**Sent:** Tuesday, August 02, 2005 2:06 PM  
**To:** 'rmcnealy@vickerynet.com'  
**Cc:** Michael Herrera  
**Subject:** Lucky Ranch MDP Re-submittal

Good afternoon Mr. McNealy,

The following are comments from MDP/MTP review of the above referenced project.

MDP/MTP division does not recommend approval for the following reasons:

- Proposed plan need to address UDC 35-506(c) Class./Hierarchy of roadway;
  - 70' Collectors are required at arterials - north and south Local A streets at Montgomery Thoroughfare as ID by MTP
  - N/S Local B street type ADT's appear to require a 70' collector instead of a Local B - will require TIA/Streets review and approval.
- UDC 35-506(e)(2) projection of street into unplatted areas north of unit 8 or 20 and or west of unit 1 or 3.
- UDC 35-506(e)(2) secondary access for units 5,6,and 7; unit 1; and unit 8 and 9.

If I can be of further assistance to you please feel free to contact me.

Have a great day.

## Ernest Brown

---

**From:** Richard Chamberlin  
**Sent:** Monday, September 19, 2005 11:14 AM  
**To:** 'rmcnealy@vickreynet.com'; Ernest Brown  
**Cc:** Michael Herrera; Marc Courchesne; Sang Todd (E-mail)  
**Subject:** Luckey Ranch MDP \*\*\*TIA Comments\*\*\*\*Streets Approval\*\*\*\*\*

Rick,

Please find attached the comments for the TIA Division for the above referenced Project.

Please consider this e-mail as the Approval from Streets. Drainage no longer provides reviews/comments. Thanks.



Luckey Ranch MDP  
Comments TIA ...

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

*TIA/  
streets  
disapproval.*



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: September 19, 2005

MDP/PUD Comments: Traffic Impact Analysis and Streets/Drainage

Re: Luckey Ranch MDP (Submittal Date: August 12, 2005)

Traffic Impact Analysis has reviewed the above reference MDP/PUD and are providing the following comments:

- Without a Traffic Circle, the Local "B" needs to be the through street, entrance to Unit-4 have the stop condition.
- The entrance sections to the following subdivision units have over 1,000 vpd and are required to have a Local "B" street section:
  - Off of the north/south Collector/Local "B":
    - Unit-1, Unit-2, Unit-8/9, Unit-10, Unit-11, Unit-13, Unit-18, Unit-14, Unit-16
  - Off of the east/west Collector – Montgomery to School Site
    - Unit-23, Unit-24
- Extend a Local "A" street from the intersection of the collector/Local "B" at the southeast corner of the school eastward into Unit-5 in order to serve the school children going to and from school and the park. An alternative (but not recommended due to for school/park access) is to widen the entrance section to Units 4,5,6, and 7 to a Local "B" for two block lengths from the Local "B"-RNF through the intersection to the street serving Unit-6.
- The TIA Report
  - Please provide calculations
    - Table 3 does not match Exhibit H for the collector at Hwy-90
    - Calculations for Internal Capture
    - Calculations to get from Table 1 to Table 3

Please return a new MDP/PUD plan and TIA Report (if required) with appropriate revisions for review.

Street/Drainage has reviewed the MDP and is approving the MDP submitted August 12, 2005. All aspects of UDC 35-506 shall be applicable during plat review.

Thank you.

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"

**Ernest Brown**

---

**From:** Marc Courchesne  
**Sent:** Friday, May 13, 2005 3:31 PM  
**To:** Ernest Brown; Richard De La Cruz; Marc Courchesne; 'rmcnealy@vickreynet.com'  
**Subject:** Luckey Ranch, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of Luckey Ranch, MDP. In order to expedite the approval of this MDP, please provide the following:

- 3-copies of a Level 3 TIA
- \$1000.00 review fee

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741



## **Ernest Brown**

---

**From:** Rick McNealy [rmcnealy@vickreynet.com]  
**Sent:** Friday, May 13, 2005 4:34 PM  
**To:** Marc Courchesne; Ernest Brown; Richard De La Cruz  
**Cc:** Oscar Dominguez; Jaime Noriega  
**Subject:** RE: Luckey Ranch, MDP \*\*DISAPPROVAL\*\*

The Level 3 TIA is in the final stages of being finished by Joe Nix(CEC). He will be submitting the TIA separately from the MDP directly to the Traffic Impact Analysis department. I appreciate your prompt response and look forward to discussing any further comments which may arise.

Frederick J. McNealy, P.E.  
Associate / Project Director  
fmcnealy@vickreynet.com  
Vickrey & Associates, Inc.  
12940 Country Parkway 106 E. 6th Street, Suite 900  
San Antonio, TX 78216 Austin, TX 78701  
ph: 210-349-3271 ph: 512-494-8014  
fax: 210-349-2561 fax: 512-322-5301

Confidentiality Note: This eMail note and attached document(s) accompanying the eMail message contain information belonging to Vickrey & Associates, Inc. which is confidential and/or legally privileged. The information is intended only for the use of the individual(s) or entity named above and any disclosure to third parties may violate the Engineer-client privilege or Company restrictions on the use of confidential material. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance of the contents of this telecopied information is strictly prohibited. If you have received this electronic transmission in error, please immediately notify us and destroy the eMail and attachment(s).

-----Original Message-----

**From:** Marc Courchesne [mailto:mcourchesne@sanantonio.gov]  
**Sent:** Friday, May 13, 2005 3:31 PM  
**To:** Ernest Brown; Richard De La Cruz; Marc Courchesne; Rick McNealy  
**Subject:** Luckey Ranch, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of Luckey Ranch, MDP. In order to expedite the approval of this MDP, please provide the following:

- \* 3-copies of a Level 3 TIA
- \* \$1000.00 review fee

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**Patricia Wallace**

---

**From:** Patricia Wallace  
**Sent:** Friday, October 21, 2005 8:49 AM  
**To:** 'Jaime Noriega'  
**Cc:** Michael Herrera  
**Subject:** RE: Luckey Ranch MDP \*\*\*\*\*TIA -Streets - IN CONFORMANCE\*\*\*\*\*

For some reason that last approval did not make it into the file. Thank you for forwarding. It appears that all of the approvals are in. I have not yet had an opportunity to review the entire file myself. But assuming, you address all the comments on your final submission, you may go ahead and submit 8 copies of the final version (and a digital) for signature.

\*\*\*\*\*  
Trish Wallace, A  
City of San Anto  
Development Serv  
(210) 207-7207

*Waiting for final  
copies*

-----Original Me  
From: Jaime Nori  
Sent: Friday, Oc  
To: Patricia Wal  
Subject: FW: Luc

Ms. Wallace,

Did you receive  
know whether I h  
Thank you.

Jaime Noriega, P.E.  
Professional Engineer  
Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
ph: 210-349-3271  
fax: 210-349-2561

106 E. 6th Street, Suite 900  
Austin, TX 78701

-----Original Message-----

From: Rick McNealy  
Sent: Wednesday, October 05, 2005 11:25 AM  
To: Jaime Noriega; Carlos Lopez; Jeff Tondre; Ruth Hampton  
Subject: FW: Luckey Ranch MDP \*\*\*\*\*TIA -Streets - IN CONFORMANCE\*\*\*\*\*

fyi

Frederick J. McNealy, P.E.  
Associate / Project Director  
fmcnealy@vickreynet.com  
Vickrey & Associates, Inc.  
12940 Country Parkway 106 E. 6th Street, Suite 900 San Antonio, TX 78216  
Austin, TX 78701  
ph: 210-349-3271 ph: 512-494-8014  
fax: 210-349-2561 fax: 512-322-5301

Confidentiality Note: This eMail note and attached document(s) accompanying the eMail message contain information belonging to Vickrey & Associates, Inc. which is confidential and/or legally privileged. The information is intended only for the use of the individual(s) or entity named above and any disclosure to third parties may violate the Engineer-client privilege or Company restrictions on the use of confidential material. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance of the contents of this telecopied information is strictly prohibited. If you have received this electronic transmission in error, please immediately notify us and destroy the eMail and attachment(s).

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]  
Sent: Tuesday, October 04, 2005 9:49 AM  
To: Richard Chamberlin; Rick McNealy; Patricia Wallace  
Cc: Michael Herrera; Marc Courchesne; Sang Todd (E-mail)  
Subject: RE: Luckey Ranch MDP \*\*\*\*\*TIA -Streets - IN CONFORMANCE\*\*\*\*\*

Please find the attached file for the above referenced Project. The TIA and Streets Division has reviewed the MDP and found it to be in compliance with the TIA ordinance and the UDC.

<<Luckey Ranch MDP In Conformance TIA-Streets 051003.pdf>>  
Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets Development Services  
Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507  
Tell us how we're doing by taking our survey...  
<<http://www.sanantonio.gov/dsd/survey.asp>>

**Ernest Brown**

---

**From:** Veronica Barefield  
**Sent:** Wednesday, July 13, 2005 9:59 AM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Michael Herrera; Richard Carrizales; Sam Dent  
**Subject:** Luckey Ranch MDP-- APPROVED



LuckeyRanchMDP3.  
PDF

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

*Stormwater*  
*ok*

**Ernest Brown**

---

**From:** Veronica Barefield  
**Sent:** Monday, June 06, 2005 2:32 PM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Terrance Jackson; Michael Herrera; Richard Carrizales  
**Subject:** Luckey MDP - Not approved

Please address comments so MDP can be approved.



LuckeyRanch.PDF

Thanks

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

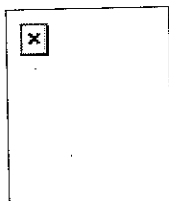
*vbarefield@sanantonio.gov*  
*210-207-4341*



**Ernest Brown**

---

**From:** Joan Miller  
**Sent:** Friday, July 22, 2005 1:57 PM  
**To:** 'rmcealy@vickreynet.com'  
**Cc:** Ernest Brown; Michael Herrera; Debbie Reid  
**Subject:** Luckey Ranch MDP apprvl



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 7/15/05

Subject: Master Development Plan Luckey Ranch, A/P #1125638

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

7/22/2005

**Ernest Brown**

---

**From:** Mark C. Bird  
**Sent:** Friday, July 15, 2005 3:50 PM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Debbie Reid; Joan Miller  
**Subject:** Luckey Ranch MDP apprvl



Luckey Ranch MDP  
apprvl.doc



## CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 7/15/05

Subject: Master Development Plan Luckey Ranch, A/P #1125638

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

## Ernest Brown

---

**From:** Mark C. Bird  
**Sent:** Monday, May 16, 2005 4:47 PM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Michael Herrera; Debbie Reid  
**Subject:** Luckey Ranch MDP tree disaprvl



Luckey Ranch MDP  
tree disaprvl...



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 5/16/05

Subject: **Master Development Plan Luckey Ranch, A/P #1125638**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer



## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Friday, August 12, 2005 9:45 AM  
**To:** Ernest Brown  
**Subject:** Luckey Ranch MDP

**Importance:** High



MDP Luckey Ranch  
Memo.doc

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Luckey Ranch Master Development Plan

**DATE:** July 21, 2005

I do recommend approval of the Luckey Ranch Master Development Plan.

Luckey Ranch is a proposed subdivision of 2422 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 residential dwelling units. The required acreage for this development is 34.6 acres. Luckey Ranch states that 30.1 acres are provided as open/park space and the remaining 4.5 acres will be met via fee in lieu of. The fee in lieu of must be paid prior to recordation.

---

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Thursday, July 21, 2005 2:38 PM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Luckey Ranch MDP

This is a correction to the previous Memo to the MDP. Any questions please call me or Chris Yanez (207-4091).



MDP Luckey Ranch  
Memo.doc

**\*PARKS PRESENTED TO HOA'S MUST PROVIDE IN FORMAL WRITING VIA UDC SECTION 35-503(e)(2)  
DESCRIPTION OF ASSOCIATION, BYLAWS AND METHODS TO MAINTAIN PARK PRIOR TO APPROVAL.**

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Luckey Ranch Master Development Plan

**DATE:** July 21, 2005

I do recommend approval of the Luckey Ranch Master Development Plan.

Luckey Ranch is a proposed subdivision of 2422 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 residential dwelling units. The required acreage for this development is 34.6 acres. Luckey Ranch states that 30.1 acres are provided as open/park space and the remaining 4.5 acres will be met via fee in lieu of. The fee in lieu of must be paid prior to recordation.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Thursday, July 21, 2005 9:16 AM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Luckey Ranch MDP

The required amount for MDP is 34.6 acres and it was shown that 30.1 acres were going to be provided while the remaining 4.5 acres would be met via fee in lieu of. Due to UDC Section 35-503(g)(1)(C), subd. greater than 320 dwellings may not use this option. If there is any questions as to this please feel free to contact me. Thank you.



MDP Luckey Ranch  
Memo.doc

**\*PARKS PRESENTED TO HOA'S MUST PROVIDE IN FORMAL WRITING VIA UDC SECTION 35-503(e)(2) DESCRIPTION OF ASSOCIATION, BYLAWS AND METHODS TO MAINTAIN PARK PRIOR TO APPROVAL.**

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Luckey Ranch Master Development Plan

**DATE:** July 21, 2005

I do not recommend approval of the Luckey Ranch Master Development Plan.

Luckey Ranch is a proposed subdivision of 2422 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 residential dwelling units. The required acreage for this development is 34.6 acres. Luckey Ranch states that 30.1 acres are provided as open/park space and the remaining 4.5 acres will be met via fee in lieu of. As per UDC Section 35-503(g)(1)(C), "proposed subdivisions exceeding 350 dwelling units may not pay a fee in lieu of the required parkland dedication," thus it is required that the remaining 4.5 acres be met either additional land dedication or use of applicable credits.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

**Ernest Brown**

---

**From:** Chris Yanez  
**Sent:** Friday, May 20, 2005 11:13 AM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Michael Herrera

Please excuse the error on the memo.

**Chris Yanez**  
**Architect Assistant**  
Parks and Recreation  
Park Project Services  
Phone: 210-207-4091  
Fax: 210-207-2720



**Ernest Brown**

---

**From:** Chris Yanez  
**Sent:** Friday, May 20, 2005 11:10 AM  
**To:** 'rmcnealy@vickreynet.com'  
**Cc:** Ernest Brown; Michael Herrera  
**Subject:** Luckey Ranch MDP

Mr. McNealy, please contact me if you have any questions. Thank you.

**Chris Yanez**  
**Architect Assistant**  
Parks and Recreation  
Park Project Services  
Phone:210-207-4091  
Fax:210-207-2720

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Ernest Brown, Planner II, Development Services Department  
**FROM:** Chris Yanez, Acting Parks Planner, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Luckey Ranch

**DATE:** May 20, 2005

I do not recommend approval of the Luckey Ranch Master Development Plan.

Kallison Ranch is a proposed subdivision of 2422 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 34.6 acres. Only 30.1 acres has been set aside for Parks or Open Space.

Chris Yanez  
Acting Parks Planner  
Parks and Recreation Department



# VICNREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Ernest Brown  
Development Services  
1901 S. Alamo  
San Antonio TX 78283

DATE: August 8, 2005  
PROJECT: Luckey Ranch  
JOB NO: 1550-010 051

We are sending you:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Herewith  | <input type="checkbox"/> Tracings         | <input checked="" type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications   |
| <input type="checkbox"/> By Mail              | <input type="checkbox"/> Xerox Copies     | <input type="checkbox"/> Contracts        |
| <input type="checkbox"/> By Messenger         | <input type="checkbox"/> Other            | <input type="checkbox"/> Estimate No.     |
| <input type="checkbox"/> By                   | <input type="checkbox"/> Other            | <input type="checkbox"/> Other            |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
1	1	08/08/2005	MDP for Luckey Ranch

These are sent:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> As per your request | <input checked="" type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of       | <input type="checkbox"/> For your signature              | <input type="checkbox"/> Other            |

Remarks:

This MDP addresses Streets & Drainage comments.

Copies of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Jaime Noriega, PE

☐ Original to Addressee with Package ☐ Courier Copy ☐ Copy to File

☐ Receipt confirmed: \_\_\_\_\_  
Date Time person confirmed with VA Staff

## Ernest Brown

---

**From:** Rick McNealy [rmcnealy@vickreynet.com]  
**Sent:** Monday, June 06, 2005 4:53 PM  
**To:** Veronica Barefield; Oscar Dominguez  
**Cc:** Ernest Brown; Terrance Jackson; Michael Herrera; Richard Carrizales  
**Subject:** RE: Luckey MDP - Not approved

No problem, we will add the note. The note requirement is consistent with other projects.

When we obtain the aerial topographic survey we will prepare a detailed flood study and submit it to stormwater for their review. If it occurs before final MDP approval and Stormwater concurs with the study, we can change the note.

Thanks.

Frederick J. McNealy, P.E.  
Associate / Project Director  
fmcnealy@vickreynet.com  
Vickrey & Associates, Inc.  
12940 Country Parkway 106 E. 6th Street, Suite 900  
San Antonio, TX 78216 Austin, TX 78701  
ph: 210-349-3271 ph: 512-494-8014  
fax: 210-349-2561 fax: 512-322-5301

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-----Original Message-----

**From:** Veronica Barefield [mailto:VBarefield@sanantonio.gov]  
**Sent:** Monday, June 06, 2005 2:32 PM  
**To:** Rick McNealy  
**Cc:** Ernest Brown; Terrance Jackson; Michael Herrera; Richard Carrizales  
**Subject:** Luckey MDP - Not approved

Please address comments so MDP can be approved.  
Thanks <<LuckeyRanch.PDF>>

Veronica R. Barefield, EIT, C.F.M  
Senior Engineering Associate  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283

vbarefield@sanantonio.gov  
210-207-4341



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Larry Odis  
Master Development Review  
Development Services  
1901 South Alamo, 2<sup>nd</sup> floor

DATE: 10/21/05  
PROJECT: Luckey Ranch MDP  
JOB NO: 1550-010-051

We are sending you:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Herewith     | <input type="checkbox"/> Tracings         | <input type="checkbox"/> Plans          |
| <input type="checkbox"/> Under Separate Cover    | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail                 | <input type="checkbox"/> Xerox Copies     | <input type="checkbox"/> Contracts      |
| <input checked="" type="checkbox"/> By Messenger | <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Estimate No.   |
| <input type="checkbox"/> By                      | <input type="checkbox"/> Other            | <input type="checkbox"/> Other          |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
8	1	9/26/05	Master Development Plan
1		10/21/05	Digital of MDP

These are sent:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of                  | <input type="checkbox"/> For your signature   | <input type="checkbox"/> Other            |

Remarks:

The above is per the request of Patricia Wallace. Please let me know when the approved MDP letter and plan is ready for pickup. If you have any questions, please call.

Copies of: \_\_\_\_\_

To: \_\_\_\_\_

Thank you,

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Ruth Hampton *Ruh*

☒ Original to Addressee with Package

☐ Courier Copy

☐ Copy to File

☐ Receipt confirmed:

Date

Time

person confirmed with

VA Staff



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Trisha Wallace -COSA  
Development Services  
1901 S. Alamo  
San Antonio, TX 78283

DATE: October 11, 2005  
PROJECT: Luckey Ranch  
610 Acres  
JOB NO: 1550-010-051

We are sending you:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Herewith  | <input type="checkbox"/> Tracings                | <input type="checkbox"/> Plans          |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Blue Line Prints        | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail              | <input checked="" type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts      |
| <input type="checkbox"/> By Messenger         | <input type="checkbox"/> Other                   | <input type="checkbox"/> Estimate No.   |
| <input type="checkbox"/> By                   | <input type="checkbox"/> Other                   | <input type="checkbox"/> Other          |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
3	1	10/11/2005	Master Development Plan

These are sent:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> As per your request | <input checked="" type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of       | <input type="checkbox"/> For your signature              | <input type="checkbox"/> Other            |

Remarks:

Please replace the MPD with this current copy. The lots were inadvertently shown on the old copy.

Copies of: \_\_\_\_\_

To: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Jaime Noriega, P.E.

☒ Original to Addressee with Package

☒ Courier Copy

☒ Copy to File

☐ Receipt confirmed:

Date

Time

person confirmed with

VA Staff



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Trisha Wallace -COSA  
Development Services  
1901 S. Alamo  
San Antonio, TX 78283

DATE: October 11, 2005  
PROJECT: Luckey Ranch  
610 Acres  
JOB NO: 1550-010-051

We are sending you:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Herewith  | <input type="checkbox"/> Tracings                | <input type="checkbox"/> Plans          |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Blue Line Prints        | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail              | <input checked="" type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts      |
| <input type="checkbox"/> By Messenger         | <input type="checkbox"/> Other                   | <input type="checkbox"/> Estimate No.   |
| <input type="checkbox"/> By                   | <input type="checkbox"/> Other                   | <input type="checkbox"/> Other          |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
3	1	10/11/2005	Master Development Plan

These are sent:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> As per your request | <input checked="" type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of       | <input type="checkbox"/> For your signature              | <input type="checkbox"/> Other            |

Remarks:

Please replace the MPD with this current copy. The lots were inadvertently shown on the old copy.

Copies of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Jaime Noriega, P.E. *JN.*

☒ Original to Addressee with Package ☒ Courier Copy ☒ Copy to File

☐ Receipt confirmed: \_\_\_\_\_  
Date Time person confirmed with VA Staff



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Ernest Brown  
COSA  
Development Services  
1901 S. Alamo

DATE: September 29, 2005

PROJECT: Luckey Ranch

610 Acres

JOB NO: 1550-010-051

We are sending you:

- ☒ Herewith ☐ Tracings ☐ Plans  
☐ Under Separate Cover ☐ Blue Line Prints ☐ Specifications  
☐ By Mail ☒ Xerox Copies ☐ Contracts  
☐ By Messenger ☐ Other ☐ Estimate No.  
☒ By 4-speed 2-hr ☐ Other

*John - Working*

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
1	1	09/26/05	Master Development Plan

These are sent:

- ☒ As per your request ☐ For your information ☐ For construction  
☐ By request of ☐ For your signature ☐ Other

Remarks:

2005 SEP 30 A 8:39  
DEV SERVICES

Copies of: \_\_\_\_\_

To: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Jaime Noriega, P.E.

☒ Original to Addressee with Package

☒ Courier Copy

☒ Copy to File

☐ Receipt confirmed: \_\_\_\_\_

Date

Time

person confirmed with

VA Staff



INVOICE  
3288546

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 5/9/2005  
DUE DATE 5/09/2005

50-05-5574  
SAN ANTONIO HOLDING CO. LTD.  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216

MDP-858  
PHONE: (000)000-0000

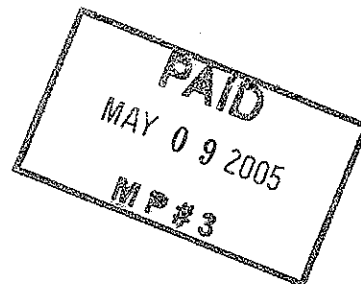
LUCKEY RANCH MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/9/2005	3288546	50-05-5574	5/09/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: END	05/09/2005 05/09/2005		CK#0151	MDP

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO  
DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

SAN ANTONIO HOLDING COMPANY, LTD.

1210 ARION PARKWAY  
SAN ANTONIO, TX 78216

INTERNATIONAL BANK OF COMMERCE  
SAN ANTONIO, TX  
30-13281140

0151

4/20/2005

PAY TO THE  
ORDER OF CITY OF SAN ANTONIO

\$ 500.00

Five Hundred and 00/100

DOLLARS

CITY OF SAN ANTONIO

MEMO LUCKEY/MDP FEE

AUTHORIZED SIGNATURE

⑈000151⑈ ⑆11013281⑆6001462585⑈

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT ANGLE TO VIEW

SAN ANTONIO HOLDING COMPANY, LTD.

CITY OF SAN ANTONIO

LUCKEY/MDP FEE

4/20/2005

0151

500.00

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LUCKEY/MDP FEE

500.00